GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA

UNSTARRED QUESTION NO:29
ANSWERED ON:13.02.2009
MODEL REAL ESTATE REGULATION BILL
Kaushal Shri Raghuvir Singh;Mondal Shri Abu Ayes

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether the Government proposes to formulate Model Real Estate Regulation Bill for checking unscrupulous elements in the property sector and keeping the prices of properties at reasonable level;

(b) if so, the details thereof;

(c) whether there is any other mechanism to control and regulate the activities of private housing construction companies in various States including Delhi;

(d) if so, the details thereof;

(e) whether the Government has received complaints against such private construction companies from different quarters; and

(f) if so, the details thereof and the remedial measures taken by the Government in this regard.

Answer

MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION (KUMARI SELJA)

(a)&(b): The National Conference of Ministers of State Governments/UTs dealing with Housing, Urban Development and Municipal Administration held on 20.01.2009 at Vigyan Bhawan, New Delhi, has recommended formulation of a Model Real Estate Regulation Bill by the Ministry. `Land` and `Colonization` being State subjects under the Constitution, a consultative process with State Governments, eminent experts and other stakeholders has been initiated to develop a consensus and framework of such a bill.

(c)&(d): Regulation of private developers and builders comes under the purview of State Governments, Urban Local Bodies/Development Authorities who control their activities under the provisions of State Town & Country Planning/City Development Authority Acts.

(e)&(f): Issues relating to protecting the interests of house buyers have been expressed on various platforms and taking note of these concerns, a consultative process has been initiated to develop a consensus and to draft a Model Real Estate Regulation Bill.